Ecology – bats

Below is a summary of the Bat survey, its findings and recommendations for mitigation. Please refer to the full Bat Survey report submitted with this application for more detail,
Summary
A maximum of 26 bats were observed using the building as a day roost.
The building is now a confirmed bat roost. No work that could affect the bat roost is permitted by law, without the permission from Natural Resources Wales, including any works to the roofs. Direct illumination of the building is also not permitted, as this could constitute disturbance.
The bats using the buildings are:
A single brown long ear was observed using the front western garage as an occasional day roost. This bat was either a male or non breeding female. These types of bat are found roosting in rural buildings. These bats are less tolerant to light than other species of bat. The bats require dark areas to fly around prior to exiting the site. These bats will also require protected dark corridors from the roost to the wider environment.
A single Common Pipistrelle was observed using the eastern garage as an occasional day roost. This bat was either a male or non breeding female. These are are common species of bat who can tolerate higher light levels than some other species of bat.
A single Serotine bat was observed using the west gable of the main building. This bat was either a male or non-breeding female. This is a nationally rare bat.
A single Common Pipistrelle was observed using the western gable of the main house as an occasional day roost. This bat was either a male or a non-breeding female. These are common species of bat that can tolerate higher light levels than some other species of bat.

9 Soprano Pipistrelle bats were observed using the roof of the south elevation. These bats were thought to be a small maternity colony. These are common species of bat that can tolerate higher light levels than some other species of bat.
16 Brown Long Eared bats were observed using the western gable of the main house. These bats were likely to be a maternity colony. These are relatively common species of bat are found roosting in rural buildings. These bats are less tolerant to light than other species of bat. The bats require dark areas to fly around before exiting the site. These bats will also require protected dark corridors from the roost to the wider environment.
The buildings did not offer significant potential for hibernating bats.

Mitigation
The Brown Long Eared bats will require an internal attic space to internally fly around prior to exiting the roost. This will also add ecological gain for the Lesser Horseshoe bat that was observed flying around the site.
One new large internal attic space will be created above the Refurbished Garage. This is a more quiet and dark aspect of the site. Offering a dark corridor away from the site. The new internal roosting area will have the following:

- The Garages are located at the north of the site, this will have the benefit of being in a quiet aspect of the proposed site layout.
- This building will not be obscured from direct sunlight.
- The building will be thermally stable with a tile roof.
- The building will have a ceiling which will separate the ground floor from the attic space.
- The roof will be traditionally cut and not trusses, so there will be unimpeded internal flight space. The roof of the internal roosting areas will be slate with a 1F bitumen felt liner. No bats will have access to breathable membranes as this can be harmful to bats.
- The new internal roosts will be for the use of bats only. No storage or access will be permitted into these areas other than for maintenance purposes. Access will be via 750x750 hatchways.
- Horseshoe bats will access the internal roost via a 350x250 open letter box type aperture located in a gable wall. A “ L” shaped vertical baffle will be created internally behind the opening to shield the interior from, any external light and bad weather.
- Brown Long Eared bats will access the carport building via 2 bat access slates on each pitch of the roof. Long-eared bats will access the roost above the kitchen area via gaps created behind the barge board on the east gable. A hot box Plywood bat roost will be created inside the apex of the building, offering increased warmth that may be utilised as a maternity roost.

New roosting will also be created for crevice-dwelling species of bats. This includes:

- Several Kent bat boxes will be fitted to the internal walls making it suitable for Myotid and Pipistrelle species of bat. The barge board will have regular 100x25 apertures left around the building making it suitable for roosting crevice-dwelling species of bat. These apertures will give access to the top of the wall plate. The roof will overhang the walls, where the purlings and rafters extend over the external walls gaps will be left to the side of these at wall level. These small pockets will allow access by crevice-dwelling bats.
- Around the elevations the rafters will be left exposed. There will be apertures created around the building to allow bats and nesting birds to access the top of the stone walls. In any areas that have a breathable membrane fitted then timber boarding will be used to form an open box that allows bats to access the exterior but does not allow direct contact to the breathable roof membrane.
- Timber cladding from the house will be reused to clad the garages suitable gaps will be left in the cladding for access for bats and nesting birds. The cladding will not be fitted flush to the block work but instead will be battoned off the main building creating a minimum 150mm gap between the cladding and the block work.
- Crevice dwelling features will be created under raised ridge tiles. One in the middle of the roof and two at each end, located one ridge tile in from the end tile. The raised ridge tiles will be bedded up on mortar with a 100x25mm gap retained for access. The roofing felt will not be cut at the apex. The two end ridge tiles will not have the ends mortared up, allowing further crevice dwelling access. The entire ridge tile line will have a retained internal linear cavity throughout its length with no mortar obscuring this internal cavity.
- No breathable roofing membrane will be used on the Garages. Traditional 1F bitumen felt will be used in its place.

Original Drawing Size A1

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Refer to the relevant Construction(Design and Management) documentation where applicable.

It is assumed that all works on this drawings will be carried out by a competent contractor, working where appropriate to an approved method statement.
PLANNING APPLICATION

NOTES:

The design must comply in all respects with the requirements of the Building regulations (together with bylaws/etc. The Officer) requirements except reference is made to other documentation of a higher standard.

Unless otherwise described the installation, all materials and workmanship shall be in accordance with the latest British Standard Codes of Practice where such exist.

The contractor will be required to develop the scheme to comply with planning conditions, Building regulations, relevant British and European standards and in accordance with the best practice including the following technical and regulatory guidance:

Building Regulations Approved Documents for England & Wales approved documents.

Revision	Date	Description	By	Check

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Mob: 07763 102096 Web: www.sunderarchitects.co.uk

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Project
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ECOLOGY

Project No.		Issue Purpose.	
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